Item C-17 1 of 4

SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8J-2018-0148.0A <u>ZAP DATE</u>: September 18, 2018

SUBDIVISION NAME: Wells Branch Phase 0, Section 2

<u>AREA</u>: 1.75 <u>LOT(S)</u>: 2

OWNER/APPLICANT: (Wells Branch Piazza LP Danley Properties)

AGENT: (Jennifer Hanien) Permit Partners, LLC

ADDRESS OF SUBDIVISION: 2113 W. Wells Branch Parkway

DISTRICT NUMBER: N/A

GRIDS: MM36 COUNTY: Travis

WATERSHED: Walnut Creek **JURISDICTION:** 2-Mile ETJ

EXISTING ZONING: Commercial **MUD:** N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Commercial

ADMINISTRATIVE WAIVERS:

VARIANCES: None

<u>SIDEWALKS</u>: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

<u>DEPARTMENT COMMENTS</u>: The request is for approval of the Wells Branch Phase 0, Section 2. The proposed plat is composed of 2 lots on 1.75 acres.

STAFF RECOMMENDATION: The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION / ZONING AND PLATTING ACTION:

2113 Wells Branch Pkwy

Google Maps

Item C-17 1/6/ Map data @2018 Google 100 ft 1 Out of this World Music School Crawfish Shack Lee Cramer Jr.- State Parm Insurance Agent Google Wells Branch G Gunze Electronics V USA Corporation Interstate Connection METRO MART Wells Branch Community Church 2113 Wells Branch Parkway Donut Palace Party State Papa John's Pizza 009 15 Locks

https://www.google.com/maps/place/2113+Wells+Branch+Pkwy,+Austin,+TX+78728/@30.4359937,-97.6833142,18.74z/data=!4m5!3m4!1s0x8644ce88de1097b9:0xcf1749d5c0e79525!8m2!3d30.43571... 1/1

3 of 4

Item C-17 4 of 4